

March 1, 2016

**Housing Committee Public Hearing**

**Written Testimony submitted by Annette Sanderson, Executive Director of the Housing Authority of the City of Hartford ("HACH").**

Co-Chairpersons Senator Winfield and Representative Butler and members of the Housing Committee:

My name is Annette Sanderson; I am the Executive Director of the Housing Authority of the City of Hartford ("HACH"). I am submitting this testimony in opposition to **SB 155: *An Act Concerning the Allocation of Low Income Housing Tax Credits.***

The HACH is currently the owner/operator of two major State Moderate Developments: Westbrook Village and Bowles Park. Low Income Housing Tax Credits (LIHTC) can be used to develop and redevelop larger scale mixed use projects (such as Westbrook Village and Bowles Park) which tend to be in urban areas with transit oriented development.

The LIHTC program currently uses the Qualified Allocation Plan (QAP) to invest in various development projects. The QAP uses a scoring mechanism to best determine how to meet the State of Connecticut's goals and requirements for affordable housing. Changes can be made to the QAP annually based on public input to the Connecticut Housing Finance Authority (CHFA) Board. CHFA provides numerous opportunities for comments on the proposed QAP. This is a fair and equitable manner for addressing specific areas of concern regarding the allocation process.

Furthermore, the proposed legislation would eliminate the flexibility that CHFA currently has to make necessary timely changes to the allocation process that will ensure that the tax credits are being administered based on fluctuating priorities and markets.

Sincerely,



Annette Sanderson  
Executive Director